

Grand Rapids

City · MN · Minnesota > Itasca County

BALANCED MARKET

\$286K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

313

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



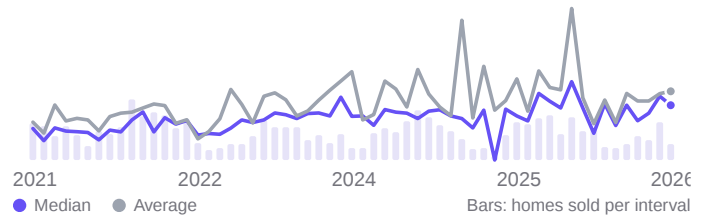
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$285K · Average \$337K

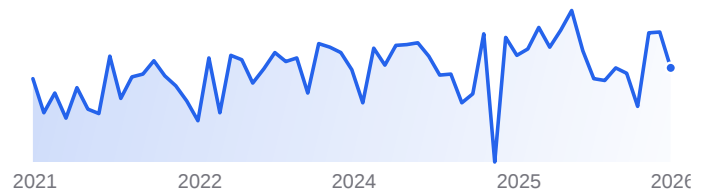
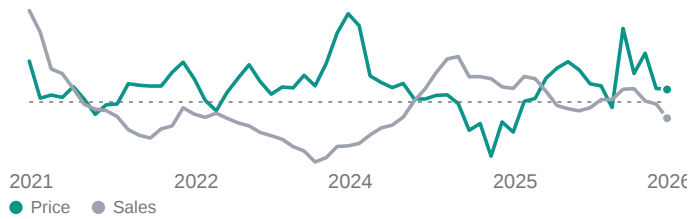


Growth (year over year)

Price +7.4% · Sales -9.5%

Price per square foot

\$206/ft²

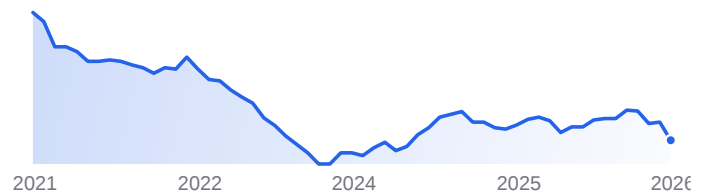
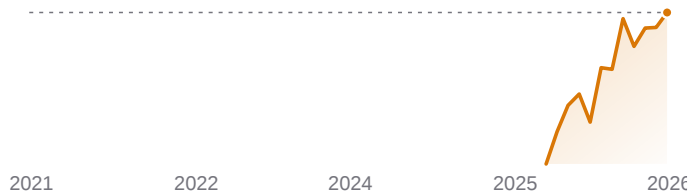


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

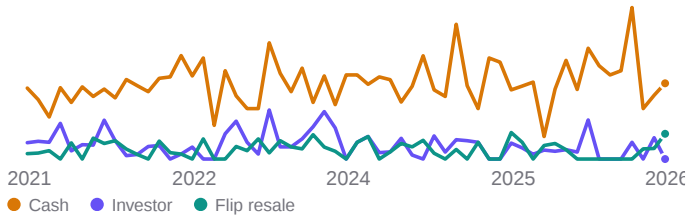
3.4%



BUYERS & OUTCOMES

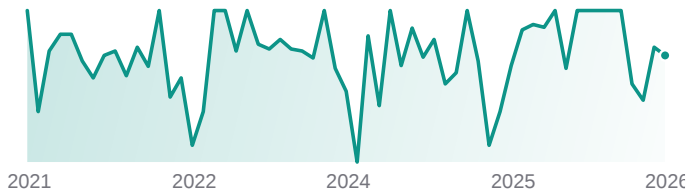
Buyer mix

Cash 38% · Investor 0% · Flip resale 13%



Sellers who sold at a gain

89%

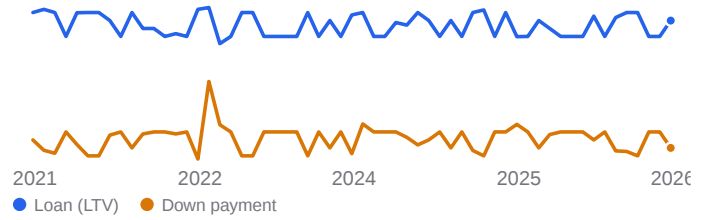


Median annualized return at resale

+3.5%

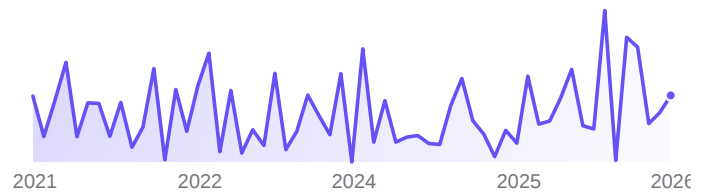


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



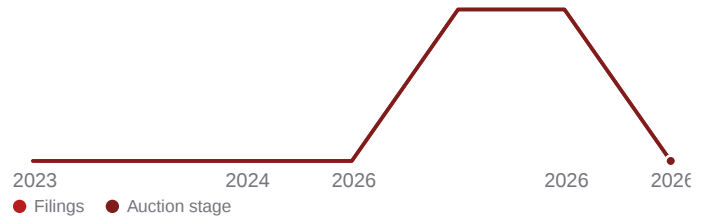
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,142
Median value (AVM)	\$206K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1977
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	9.0%
Owner occupied	79%
Company owned	7.4%
Median loan-to-value	53%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	11,136
Density	493 / mi²
Median household income	\$57K
Average household income	\$70K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	9
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	16.3%
Unemployment	1.2%
Average temp	39°F
Annual precip	28 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.